

ZONING APPEALS BOARD (51)

AGENCY PLAN: STATEMENT OF PURPOSE, GOALS AND BUDGET SUMMARY

STATEMENT OF PURPOSE:

As a quasi-judicial body, the Board's primary role is to hear and rule on appeals for relief or relaxation of the provisions and requirements of the Zoning Ordinance from any person, firm, partnership or corporation, or by any officer, department, commission, board, or bureau of the City aggrieved by a decision of an enforcing officer or any decision made by the Buildings and Safety Engineering Department, where rigid enforcement could cause the appellant undue hardship or jeopardize equity or prevent proper utilization of property.

AGENCY GOALS:

1. Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance.
2. Make just decisions as they affect the applicant, the people in the immediate vicinity of the property in question and the general public.
3. Respond to City Council and administration referrals.
4. Develop recommendations for amendments to the Zoning Ordinance where appropriate and necessary.
5. Enhance the quality of services to customers, both citizens and businesses, through improved land use and planning technology.

AGENCY FINANCIAL SUMMARY:

2008-09 <u>Requested</u>		2007-08 <u>Budget</u>	2008-09 <u>Recommended</u>	Increase <u>(Decrease)</u>
\$ 894,512	City Appropriations	\$ 854,555	\$ 881,130	\$ 26,575
\$ 894,512	Total Appropriations	\$ 854,555	\$ 881,130	\$ 26,575
\$ 105,000	City Revenues	\$ 105,000	\$ 105,000	\$ -
\$ 105,000	Total Revenues	\$ 105,000	\$ 105,000	\$ -
\$ 789,512	NET TAX COST:	\$ 749,555	<u>\$ 776,130</u>	\$ 26,575

AGENCY EMPLOYEE STATISTICS:

2008-09 <u>Requested</u>		2007-08 <u>Budget</u>	04-04-08 <u>Actual</u>	2008-09 <u>Recommended</u>	Increase <u>(Decrease)</u>
<u>6</u>	City Positions	<u>6</u>	<u>13</u>	<u>6</u>	<u>0</u>
6	Total Positions	6	13	6	0

ACTIVITIES IN THIS AGENCY:

	2007-08 <u>Budget</u>	2008-09 <u>Recommended</u>	Increase <u>(Decrease)</u>
Land Use Controls	\$ 854,555	\$ 881,130	\$ 26,575
Total Appropriations	\$ 854,555	\$ 881,130	\$ 26,575

ZONING APPEALS BOARD (51)

LAND USE CONTROLS ACTIVITY INFORMATION

ACTIVITY DESCRIPTION: LAND USE CONTROLS

The Board of Zoning Appeals' primary role is to hear and decide appeals and review any order, requirement, decision or determination made in the enforcement of the City of Detroit Zoning Ordinance. The Board has certain discretionary powers in making its decision to comply with the powers granted to it by the local zoning ordinance and State Enabling Act. Any adjustment or reversal must conform to the provisions of the zoning ordinance and provide neighborhood and commercial stabilization.

GOALS:

1. Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance.
2. Make just decisions as they affect the applicant, the people in the immediate vicinity of the property in question, and the general public.
3. Respond to City Council and administration referrals.
4. To adhere and implement the adopted amendments to the new Zoning Ordinance where appropriate and provide workshops and training sessions for Board Members and staff.
5. Enhance the quality of services to customers, both citizens and businesses, through improved land use and planning technology.

MAJOR INITIATIVES FOR FY 2007-08

The Department is continually working with the City Planning Commission to conclude the comprehensive amendments to the City's new Zoning Ordinance.

The Department has streamlined the procedures for processing each appeals case. An appeal, which was formerly heard within sixty (60) days, is now heard before the Board of Zoning Appeals within approximately thirty (30) days after it is received.

The Department has updated our digital cameras and proxima projector system to provide a first-class visual presentation at Board of Zoning Public Hearings. These upgrades have made a major improvement of the presentations at the Board's Public Hearings.

PLANNING FOR THE FUTURE FOR FY 2008-09, FY 2009-10 and BEYOND:

The Department is currently planning to work with the ITS Department to develop a computer database that will allow the Board of Zoning Appeals to improve the log-in, tracking and processing of documents relative to each Board Case.

The Department is also working on amendments to the new City of Detroit Zoning Ordinance, which may result in improving service to citizens and additional training for the Board Members and staff.

In the interest of improving the level of service, the Department will be developing a strategic plan, reviewing both the level of service and staffing over five (5) years.

ZONING APPEALS BOARD (51)

LAND USE CONTROLS MEASURES AND TARGETS

Type of Performance Measure: List of Measures	2005-06 Actual	2006-07 Actual	2007-08 Projection	2008-09 Target
Inputs: Resources Allocated or Service Demands Made				
Cases appealed	200	200	150	150
Outputs: Units of Activity directed toward Goals				
Zoning variance request processing from submission of application	30 days	30 days	30 days	30 days
Referrals response time	5-7 days	5-7 days	5-7 days	5-7 days
Efficiency: Program Costs related to Units of Activity				
Percentage completed of computer upgrade	95%	95%	95%	96%
Activity Costs	\$746,814	\$843,651	\$854,555	\$881,130

CITY OF DETROIT
Board of Zoning Appeals
Financial Detail by Appropriation and Organization

Board of Zoning Appeals Ordinance Admini Land Use Controls	2007-08 Redbook		2008-09 Dept Final Request		2008-09 Mayor's Budget Rec	
	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
<i>APPROPRIATION ORGANIZATION</i>						
00183 - Land Use Controls						
510010 - Board of Zoning Appeals Ordinance ,	6	\$854,555	6	\$894,512	6	\$881,130
APPROPRIATION TOTAL	6	\$854,555	6	\$894,512	6	\$881,130
ACTIVITY TOTAL	6	\$854,555	6	\$894,512	6	\$881,130

CITY OF DETROIT
Budget Development for FY 2008-2009
Appropriations - Summary Objects

	2007-08	2008-09	2008-09
	Redbook	Dept Final	Mayor's
		Request	Budget Rec
AC0551 - Land Use Controls			
<i>A51000 - Board of Zoning Appeals</i>			
SALWAGESL - Salary & Wages	398,801	415,128	420,327
EMPBENESL - Employee Benefi	266,415	285,893	270,792
PROFSVCSL - Professional/Cont	105,500	105,500	105,500
OPERSUPSL - Operating Supplie	3,000	3,000	3,000
OPERSVCSL - Operating Service	74,889	79,041	76,561
OTHEXPSSL - Other Expenses	5,950	5,950	4,950
<i>A51000 - Board of Zoning Appeals</i>	<i>854,555</i>	<i>894,512</i>	<i>881,130</i>
AC0551 - Land Use Controls	854,555	894,512	881,130
Grand Total	854,555	894,512	881,130

CITY OF DETROIT
Budget Development for FY 2008-2009
Appropriation Summary - Revenues

	2006-07	2007-08	2008-09	2008-09	Variance
	Actuals	Redbook	Dept Final	Mayor's	
			Request	Budget Rec	
A51000 - Board of Zoning Appeals					
<i>00183 - Land Use Controls</i>					
448115 - Other Fees	120,113	105,000	105,000	105,000	0
<i>00183 - Land Use Controls</i>	<i>120,113</i>	<i>105,000</i>	<i>105,000</i>	<i>105,000</i>	<i>0</i>
A51000 - Board of Zoning Appeals	120,113	105,000	105,000	105,000	0
Grand Total	120,113	105,000	105,000	105,000	0

**CITY OF DETROIT
MAYOR'S 2008-2009 RECOMMENDED BUDGET**

Board of Zoning Appeals

Appropriation	REDBOOK FY 2007	DEPT REQUEST	MAYORS FY 2008
Organization	2008 FTE	FY 2008 2009 FTE	2009 FTE
Classification			
00183 - Land Use Controls			
510010 - Board of Zoning Appeals Ordinance			
Director - Board of Zoning App	1	1	1
Asst to the Dir-Zoning Appeals	1	1	1
Zoning Inspector	2	2	2
Executive Secretary III	1	1	1
Office Assistant III	1	1	1
Total Board of Zoning Appeals Ordinance Ad	6	6	6
Total Land Use Controls	6	6	6
Agency Total	6	6	6